

THE | ATRIUM @ BRESSI RANCH

2888 LOKER AVENUE EAST, CARLSBAD, CA 92010

**BROKER
BONUS**

5% fee

ON ALL LEASES 36
MONTHS OR MORE



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CBRE

THE | ATRIUM @ BRESSI RANCH

The Atrium @ Bressi Ranch is a Class "A" office building located in north San Diego County's most vibrant submarket, at 2888 Loker Avenue East in Carlsbad, California. The project consists of a wide variety of professional office suites surrounding a lush outdoor atrium. A two-story parking structure that provides tenants with free covered parking. The property features individually metered suites, with exterior entrances accessed via an elevator within the main foyer. The Southern California atrium style building surrounds a lush tropical garden that provides outdoor sitting areas, pathways, and workstations. The Atrium @ Bressi Ranch is located adjacent to the upscale Bressi Ranch retail center that provides 200,000+ square feet of retail amenities.



80,869 SF
Class 'A' Multi-Tenant
Office Building



Adjacent to Bressi
Ranch, Restaurants
and Retail



Ratio of
4.0/1,000 SF
with Covered Parking
Structure



Executive Suite/Co-
Work Opportunities
Available



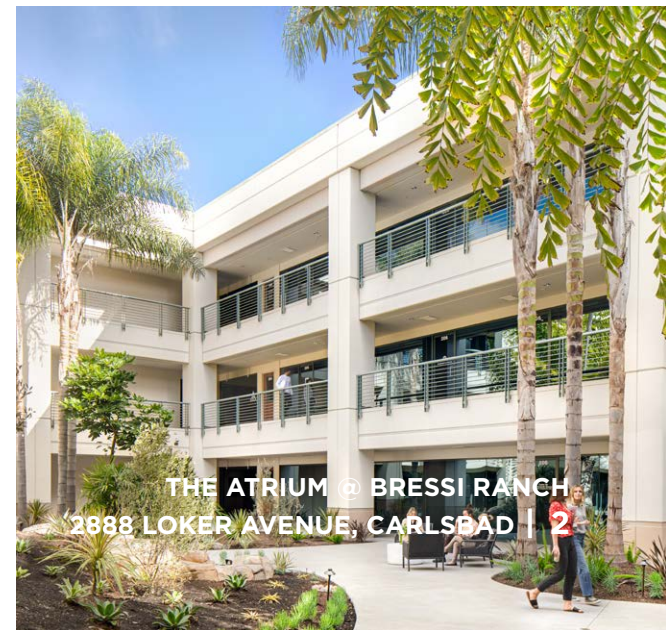
Separately Metered
and Controlled HVAC
& Electricity



Lush Outdoor Atrium
Courtyard with
Waterscape
Feature



Common Area Kitchen
(2nd Floor)



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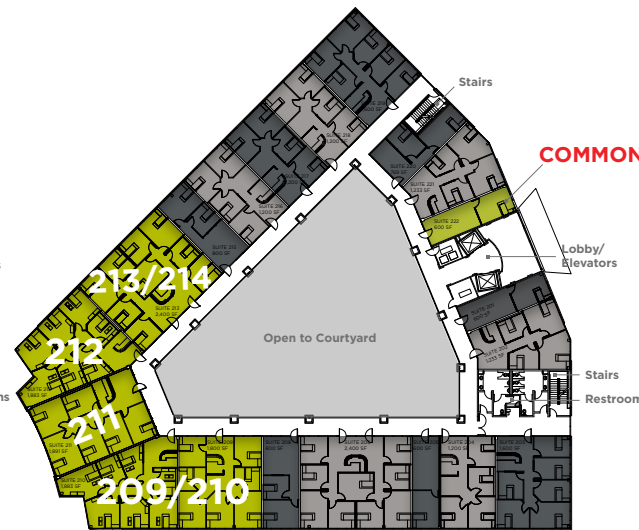
LEASE RATE: \$2.25/RSF + ELECTRICITY

SUITE #	SQUARE-FEET	AVAILABLE	COMMENTS
103	1,599 SF	Now	Reception area, 6 private offices
108	800 SF	Now	Reception area, 2 private offices
209/210	3,683 SF	Now	NEW SPEC SUITE Reception area, 13 private offices
211	1,891 SF	Now	Reception area, 6 private offices
212	1,883 SF	Now	Reception area, 7 private offices
213/214	2,400 SF	Now	Reception area, conference room, 8 private offices
310	1,883 SF	Now	Reception area, 7 private offices
312	1,883 SF	Now	NEW SPEC SUITE Reception area, open bullpen, 4 private offices
313/314	2,400 SF	Now	Dual entry to reception, 5 private offices, and conference room
317	1,200 SF	Now	Reception area, 4 private offices
320	769 SF	Now	Reception area, 2 private offices

TailoredSpace
Executive Suites &
Coworking
760 282 4920
www.tailoredspace.com



FIRST FLOOR



SECOND FLOOR

THIRD FLOOR

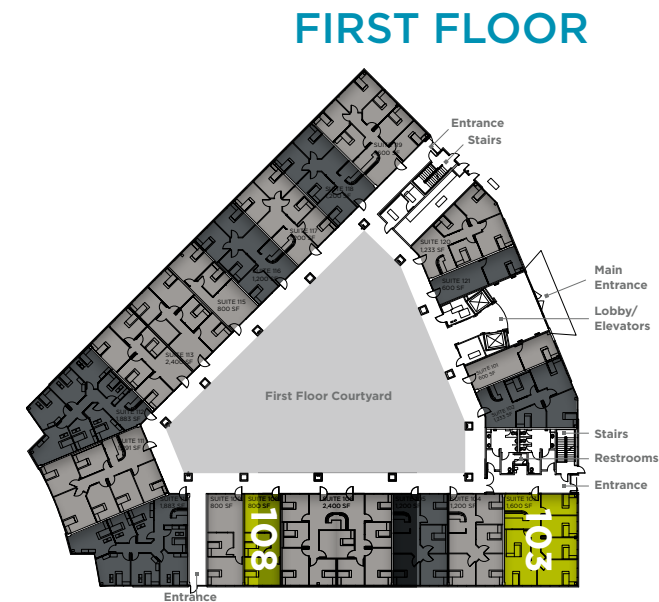
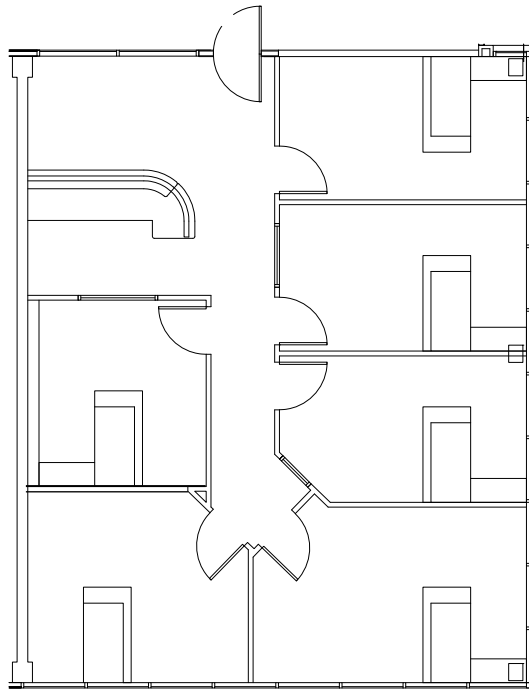


THE ATRIUM @ BRESSI RANCH
2888 LOKER AVENUE, CARLSBAD | 3

THE | ATRIUM @ BRESSI RANCH

FLOOR PLANS

SUITE #	SQUARE-FEET	AVAILABLE	COMMENTS
103	1,599 SF	Now	Reception area, 6 private offices.

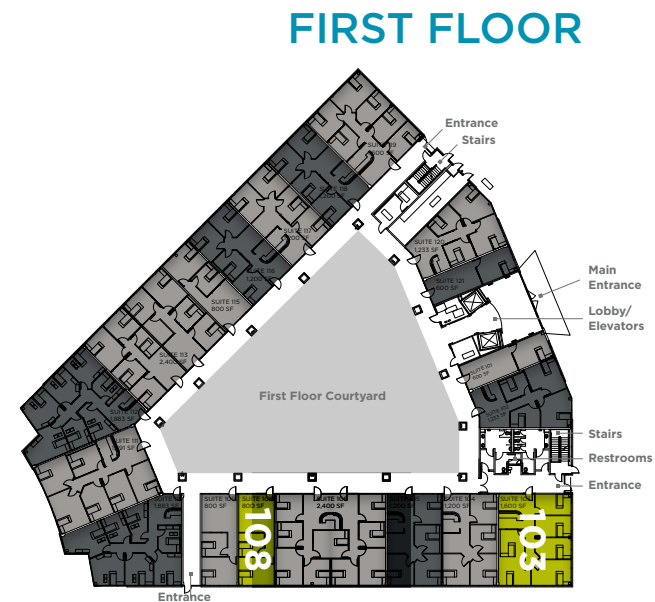
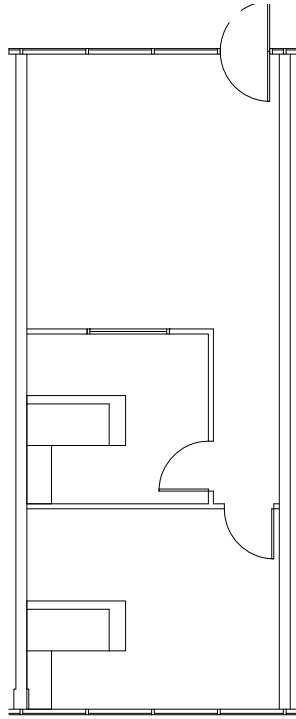


THE ATRIUM @ BRESSI RANCH
2888 LOKER AVENUE, CARLSBAD | 4

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FLOOR PLANS

SUITE #	SQUARE-FEET	AVAILABLE	COMMENTS
108	800 SF	Now	Reception area, 2 private offices

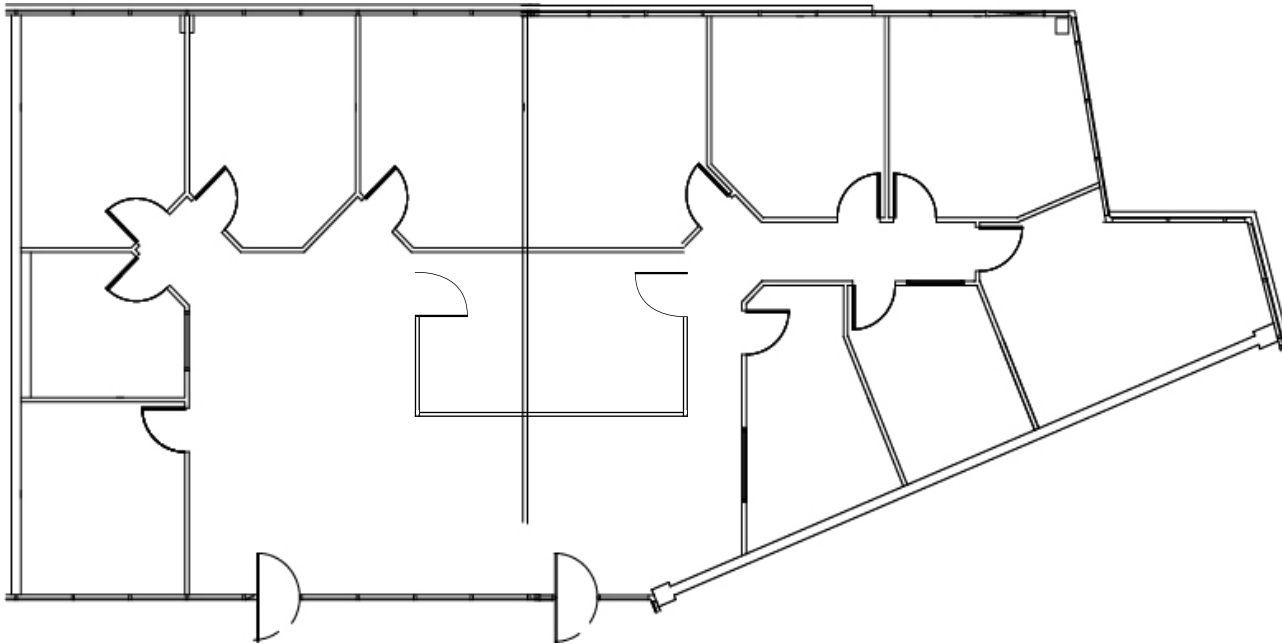


THE ATRIUM @ BRESSI RANCH
2888 LOKER AVENUE, CARLSBAD | 5

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FLOOR PLANS

SUITE #	SQUARE-FEET	AVAILABLE	COMMENTS
<u>209/210</u>	3,683 SF	Now New spec suite	Reception area, open bullpen, 13 private offices.



SECOND FLOOR

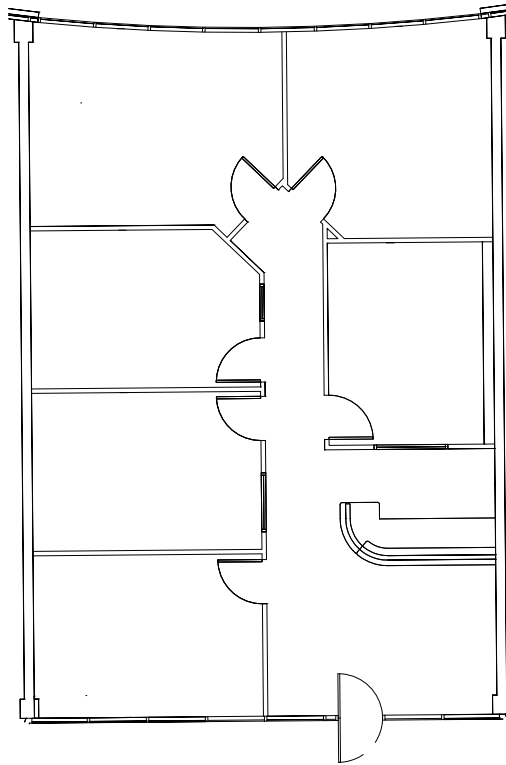


THE ATRIUM @ BRESSI RANCH
2888 LOKER AVENUE, CARLSBAD | 6

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FLOOR PLANS

SUITE #	SQUARE-FEET	AVAILABLE	COMMENTS
211	1,891 SF	Now	Reception area, 6 private offices.



SECOND FLOOR

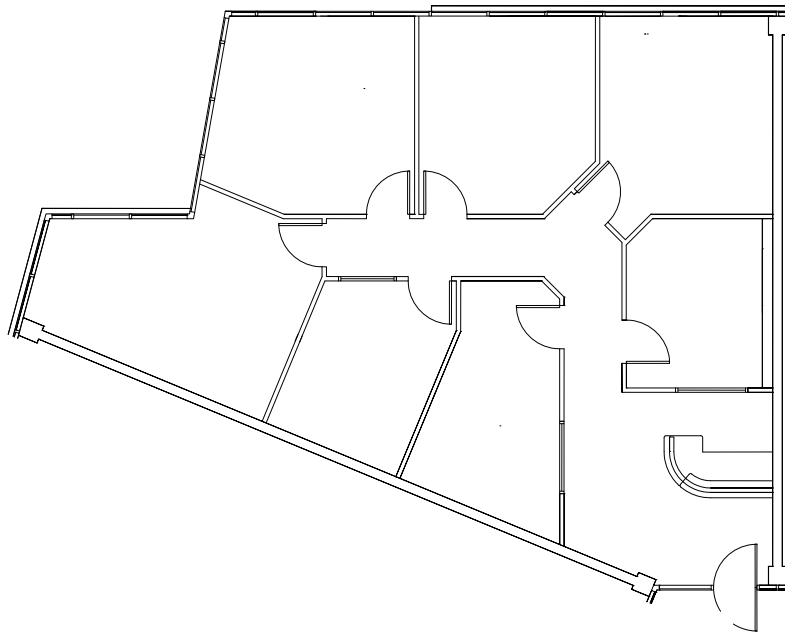


THE ATRIUM @ BRESSI RANCH
2888 LOKER AVENUE, CARLSBAD | 7

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FLOOR PLANS

SUITE #	SQUARE-FEET	AVAILABLE	COMMENTS
212	1,883 SF	Now	Reception area, 7 private offices.



SECOND FLOOR

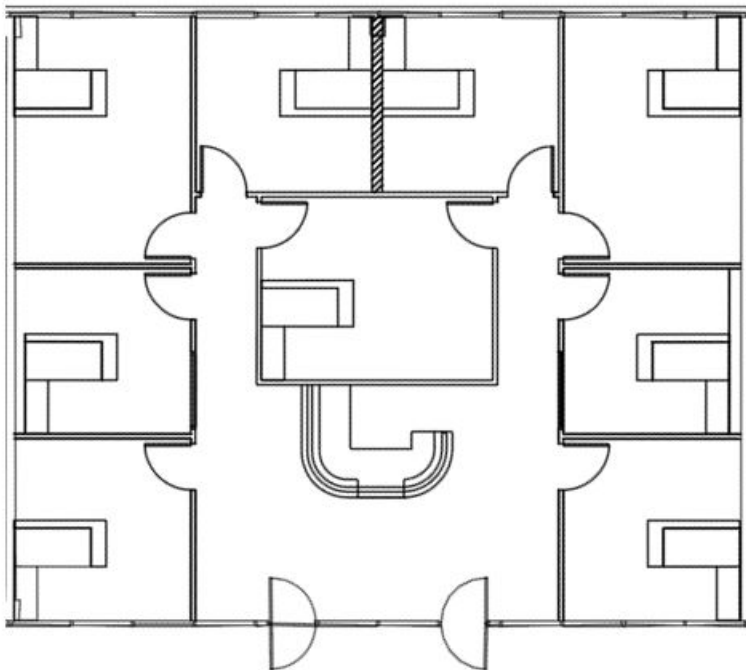


THE ATRIUM @ BRESSI RANCH
2888 LOKER AVENUE, CARLSBAD | 8

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FLOOR PLANS

SUITE #	SQUARE-FEET	AVAILABLE	COMMENTS
213/214	2,400 SF	Now	Reception area, conference room, 8 private offices.



SECOND FLOOR

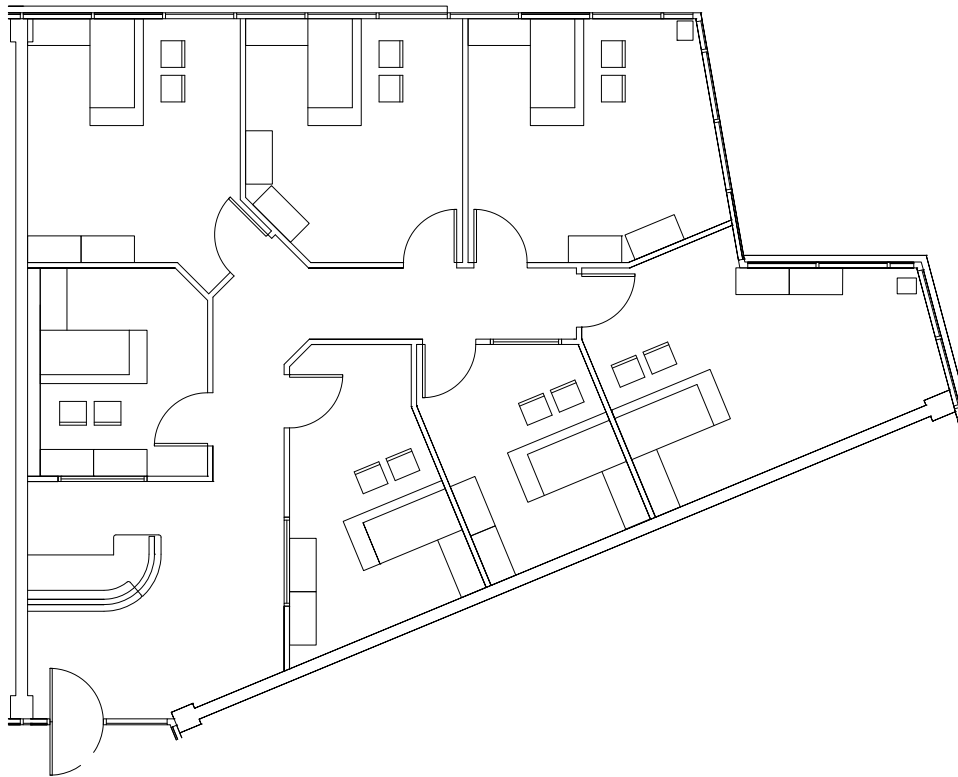


THE ATRIUM @ BRESSI RANCH
2888 LOKER AVENUE, CARLSBAD | 9

THE | ATRIUM @ BRESSI RANCH

FLOOR PLANS

SUITE #	SQUARE-FEET	AVAILABLE	COMMENTS
310	1,883 SF	Now	Reception area, 7 private offices



THIRD FLOOR

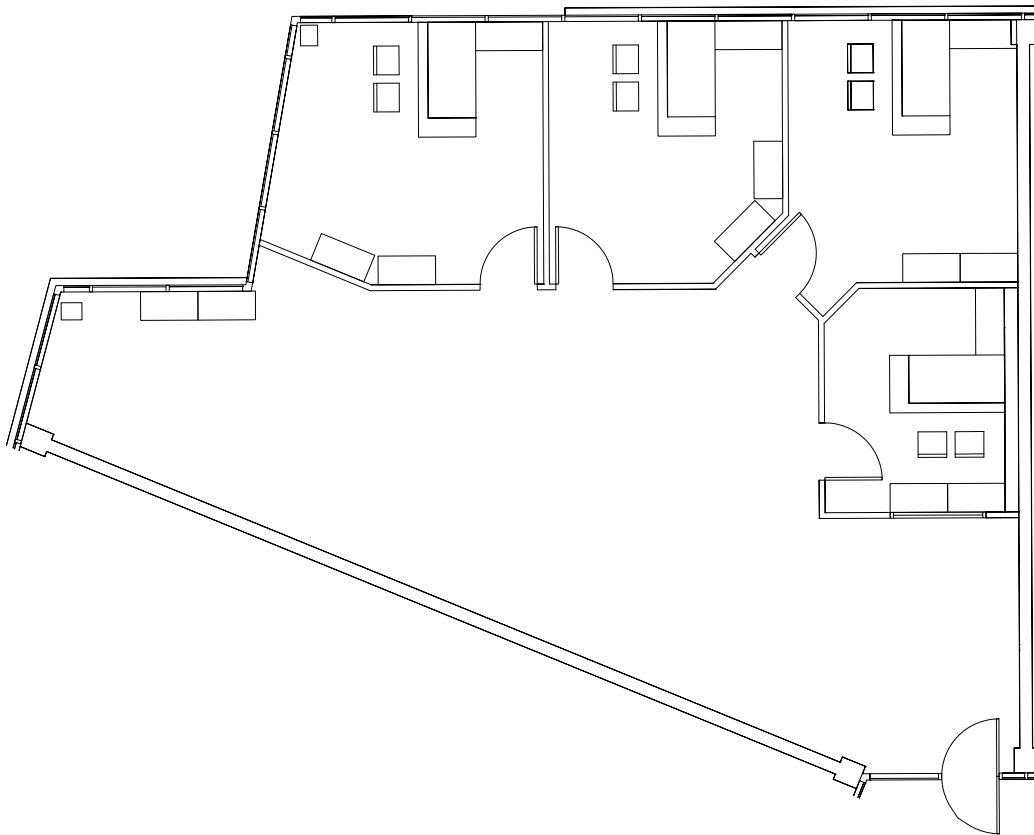


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2888 LOKER AVENUE, CARLSBAD | 10

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FLOOR PLANS

SUITE #	SQUARE-FEET	AVAILABLE	COMMENTS
312	1,883 SF	Now New spec suite	Reception area, open bullpen, 4 private offices



THIRD FLOOR

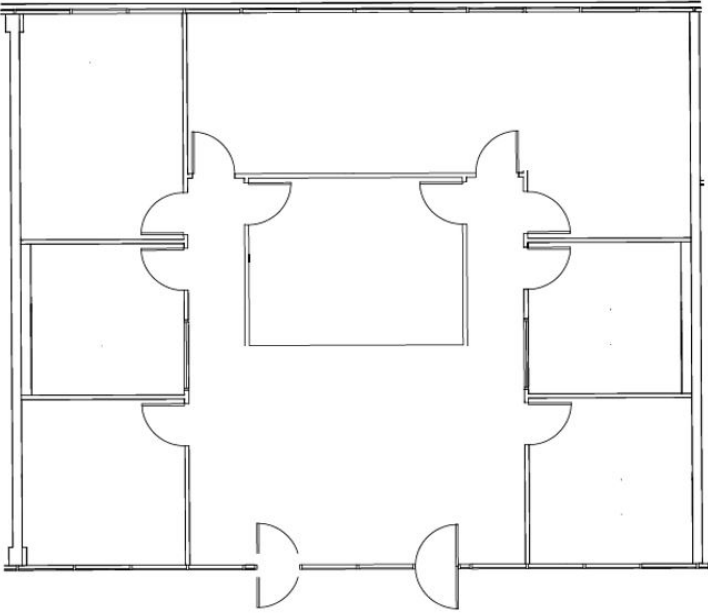


THE ATRIUM @ BRESSI RANCH
2888 LOKER AVENUE, CARLSBAD | 11

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FLOOR PLANS

SUITE #	SQUARE-FEET	AVAILABLE	COMMENTS
313/314	2,400 SF	Now	Dual entry to reception, 5 private offices, and conference room.



THIRD FLOOR

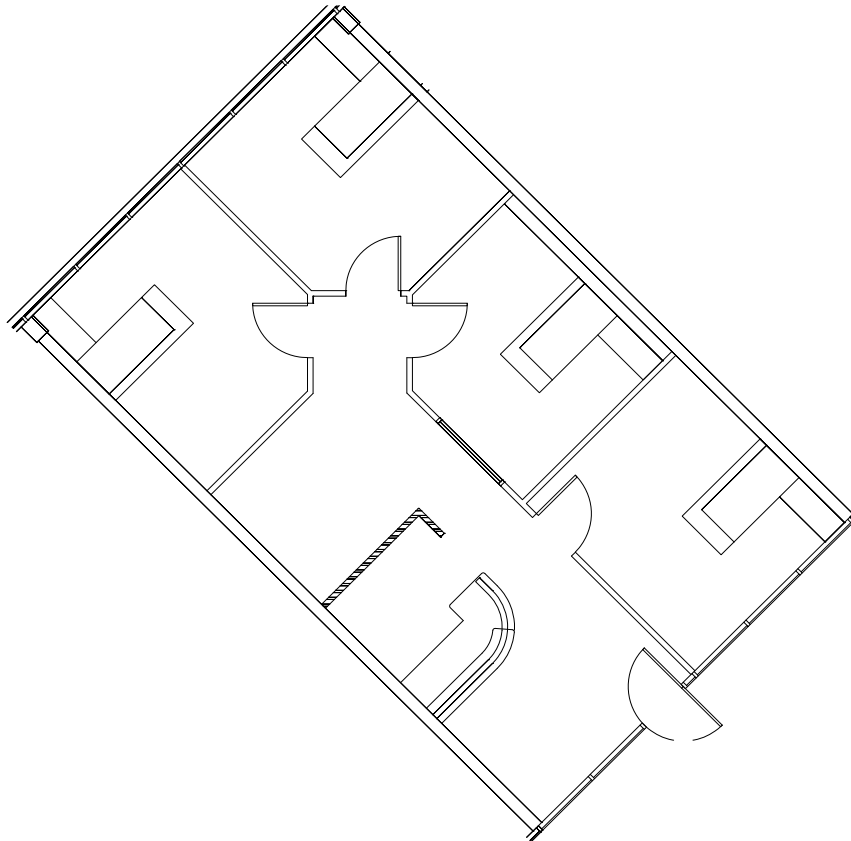


THE ATRIUM @ BRESSI RANCH
2888 LOKER AVENUE, CARLSBAD | 12

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FLOOR PLANS

SUITE #	SQUARE-FEET	AVAILABLE	COMMENTS
317	1,200 SF	Now	Reception area, 4 private offices.



THIRD FLOOR

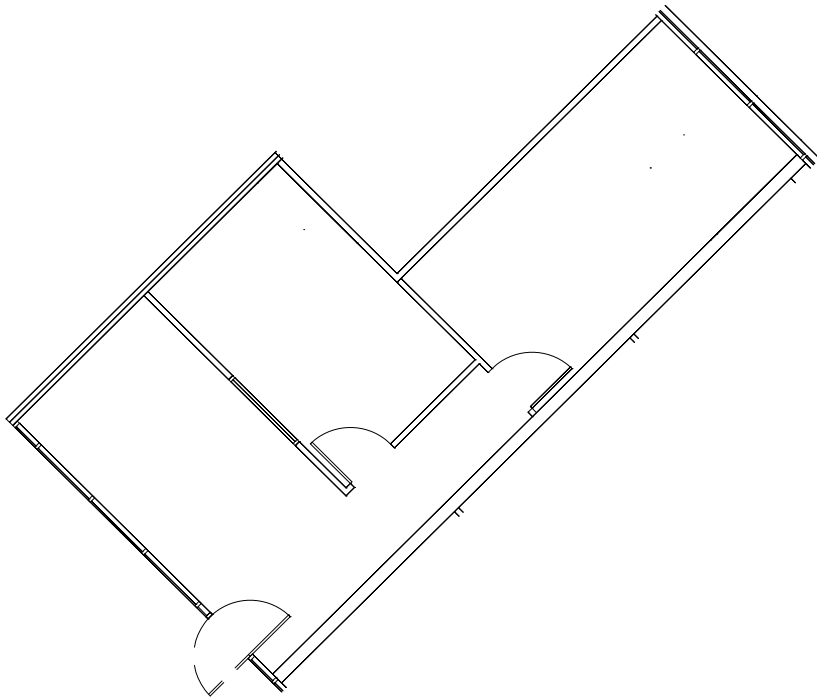


THE ATRIUM @ BRESSI RANCH
2888 LOKER AVENUE, CARLSBAD | 13

THE | ATRIUM @ BRESSI RANCH

FLOOR PLANS

SUITE #	SQUARE-FEET	AVAILABLE	COMMENTS
320	769 SF	Now	Reception area, 2 private offices.



THIRD FLOOR

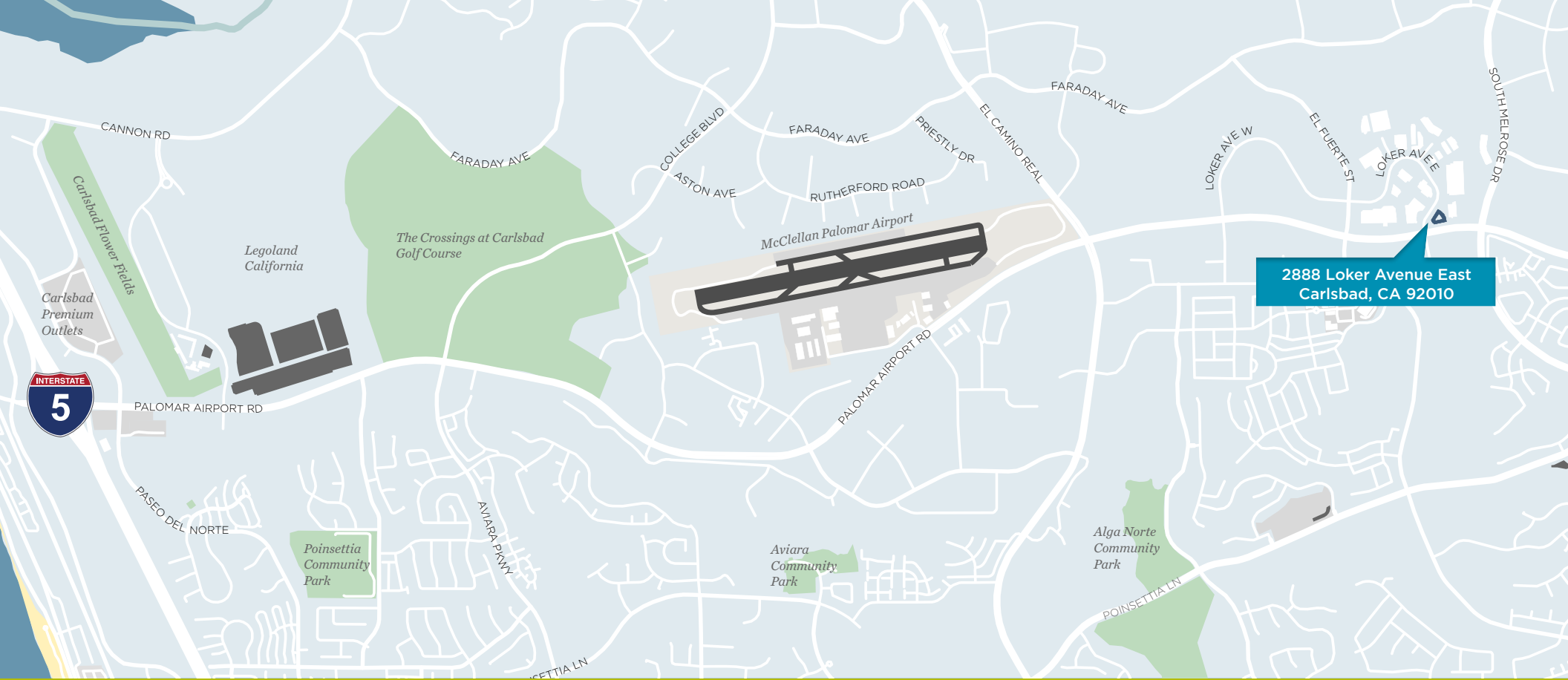


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NEARBY AMENITIES



2888 Loker Avenue East
Carlsbad, CA 92010



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